

043.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
893,800 / 893,800

USE VALUE:

893,800 / 893,800

ASSESSED:

893,800 / 893,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148-150		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MINCHELLO STEPHEN E	
Owner 2: MINCHELLO DAVID M & LYNN R	
Owner 3:	

Street 1: 150 PALMER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MINCHELLO/STEPHEN E/DAVID M -

Owner 2: -

Street 1: 150 PALMER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		4950.000	434,600	4,400	454,800	893,800			29926
							GIS Ref		
							GIS Ref		
							Insp Date		
							04/28/18		

Total Card / Total Parcel
893,800 / 893,800

Patriot Properties Inc.

!3624!

USER DEFINED

Prior Id # 1:	29926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:49:52
LAST REV	
Date	Time
09/06/18	15:37:44
danam	
3624	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
043.0-0002-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	434,800	4,400	4,950.	454,800	894,000	894,000
2019	104	FV	336,400	4,400	4,950.	483,200	824,000	824,000
2018	104	FV	336,400	4,400	4,950.	352,500	693,300	693,300
2017	104	FV	315,100	4,400	4,950.	307,000	626,500	626,500
2016	104	FV	315,100	4,400	4,950.	261,500	581,000	581,000
2015	104	FV	280,100	4,400	4,950.	255,800	540,300	540,300
2014	104	FV	280,100	4,400	4,950.	210,300	494,800	494,800
2013	104	FV	291,700	4,400	4,950.	200,100	496,200	496,200

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
MINCHELLO/STEPH	68961-115		3/2/2017	Convenience			1	No	No				
MINCHELLO EDWAR	45359-470		8/10/2005	Family			1	No	No				
	13026-369		7/29/1976			55,000	No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2018	981	New Wind	22,608	C				
3/13/2017	259	Re-Roof	11,499	C				
6/13/2007	435	New Wind	3,156					

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	BS	Barbara S
4/17/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	163	PATRIOT
4/26/2000	Inspected	264	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

